

UNOFFICIAL COPY



Doc# 2100619015 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2021 10:25 AM PG: 1 OF 15

Property of Cook County Clerk's Office

ARTICLES OF AGREEMENT FOR DEED
10740 S WASHINGTON #306
OAK LAWN, IL 60453

PIN# 24-16-301-047-1031

UNOFFICIAL COPY

ARTICLES OF AGREEMENT FOR DEED

1. Buyer, ANTOINETTE MOTON and RODNEY SPEARS, agrees to purchase, and Seller, MARIE SLAUGHTER-BROWN and BRIAN SLAUGHTER, to sell to Buyer at the PURCHASE PRICE OF ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS (\$170,000.00) the PROPERTY COMMONLY KNOWN AS, 10740 S. Washington, Unit 306 Oak Lawn, IL. 60453: (hereinafter referred to as "the Property"), The attached real estate, together with all improvements and fixtures, if any, including, but not limited to: all central heating, plumbing, and electrical systems and equipment; the hot water heater; fixed carpeting; existing storm and screen windows and doors; attached shutters; shelving; roof or attic T.V. & Telecommunication antennas and the rights thereto; all planted vegetation; and the following items of personal Property: any and all personal property currently existing on premises.

24-16-301-047-1031

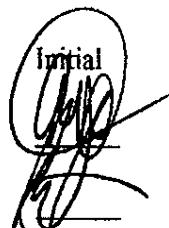
All of the foregoing items shall be left on the premises, are included in the sale price, and shall be transferred to the Buyer by a Bill of Sale at the time of final closing.

2. THE DEED.

a. If the Buyer shall first make all the payments and perform all of the covenants and agreements in this agreement required to be made and performed by said Buyer, at the time and in the manner hereinafter set forth, Seller shall convey or cause to be conveyed to Buyer (in joint tenancy) or his nominee by a recordable, stamped general Warranty or Trustee's deed with release of homestead rights, good title to the premises subject only to the following "permitted exceptions", if any: (a) General real estate taxes not yet due and payable; (b) Special assessments confirmed after this contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) encroachment's, if any.

b. The performance of all covenants and conditions herein to be performed by Buyer shall be a condition precedent to Seller's obligation to deliver the deed aforesaid.

3. INSTALLMENT PURCHASE: The Buyer agrees to pay to Sellers, at the address listed above, the sum of FIVE THOUSAND and 00/100 DOLLARS (\$5,000.00) in the form of a cashiers check or wire transfer at time of initial closing and the final payment to be determined at the time of the final closing representing the balance due Seller minus prepayments. Buyer to pay monthly the sum of ONE THOUSAND SIX HUNDRED FIFTY AND 00/100 DOLLARS (\$1,650.00) to be made on or before the 1ST day of each month, beginning December, 2020. The amount due under the underlying note and mortgage and the property insurance and the property taxes, said payment to be determined at the time of initial closing. Any balance due, including all principal and interest, shall be due on or before the 30TH day of NOVEMBER, 2022. Any payment received more than 10 days late shall require an additional penalty of 5% of the payment due. See attached amortization schedule for more detail.

Initial


DS
MS
DS
BS

UNOFFICIAL COPY

The final payment of the purchase price and all accrued but unpaid interest and other charges as hereinafter provided, if not sooner paid shall be due on the 30TH day of NOVEMBER, 2022

4. CLOSINGS: The "initial closing" shall occur on October 30, 2020, (or on the date, if any, to which said date is extended by reason of subparagraph 8 (b)). "Final closing" shall occur if and when all covenants and conditions herein to be performed by Buyer have been so performed.

5. POSSESSION: Possession shall be granted to Buyer at the conclusion of the initial closing, provided all of the conditions identified herein are complied with, and further provided that Buyer on such initial closing date is otherwise not in default hereunder.

6. PRIOR MORTGAGES:

(a) Buyer & Seller acknowledges the existence of 2 prior Mortgage Liens. One in favor of Bank of America, and a Junior Lien in favor of Select Portfolio Servicing.

7. TITLE:

(a) Buyer shall furnish or cause at buyer's option, at Buyer's expense a commitment acceptable to Purchaser issued by a title insurance company licensed to do business in Illinois, to issue a contract purchaser's title insurance policy on the current form of American Land Title Associations Owner's Policy (or equivalent policy) in the amount of the purchase price covering the date hereof, subject only to:

Initial



^{DS}
MS



^{DS}
BS

UNOFFICIAL COPY

(1) the general exceptions contained in the policy, unless the real estate is improved with a single family dwelling or an apartment building of four or fewer residential units; (2) the "permitted exceptions" set forth in paragraph 2; (3) prior mortgages permitted in paragraph 6; (4) other title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount, which may be removed by the payment of money and which shall be removed at or prior to the initial closing and (5) acts done or suffered by or judgments against the Buyer, or those claiming by, through or under the Buyer.

(b) If the title commitment discloses un-permitted exceptions, the Seller shall have thirty (30) days from the date of delivery thereof to have the said exceptions waived, or to have the title insurer commit to insure against loss or damage that may be caused by such exceptions and the initial closing shall be delayed, if necessary, during said thirty (30) day period to allow Seller time to have said exceptions waived. If the Seller fails to have unpermitted exceptions waived, or in the alternative, to obtain a commitment for title insurance specified above as to such exceptions, within the specified time, the Buyer may terminate the contract between the parties, or may elect, upon notice to the Seller within ten (10) days after the expiration of the thirty (30) day period, to take the title as it then is, with the right to deduct from the purchase price, liens or encumbrances of a definite or ascertainable amount. If the Buyer does not so elect, the contract between the parties shall become null and void, without further action of the parties, and all monies paid by Buyer hereunder shall be refunded.



(c) Every title commitment which conforms with subparagraph "a" shall be conclusive evidence of good title therein shown, as to all matters insured by the Policy, subject only to special exceptions therein stated.

(d) If the title commitment discloses judgments against the Buyer which may become liens, the Seller may declare this Agreement null and void and all earnest money shall be forfeited by the Buyer.

(e) Buyer's taking possession of the premises shall be conclusive evidence that Buyer in all respects accepts and is satisfied with the physical condition of the premises, all matters shown on the survey and the condition of title to the premises as shown on or before the initial closing. Seller shall upon said delivery of possession have no further obligation with respect to the title or to furnish further evidence thereof, except that Seller shall remove any exception or defect not permitted under paragraph 8(a) resulting from acts done or suffered by, or judgments against the Seller.

8. AFFIDAVIT OF TITLE: Seller shall furnish Buyer at or prior to the initial closing and again, prior to final closing with an Affidavit of Title, covering said dates, subject only to those permitted exceptions set forth in paragraph 2, and un-permitted exceptions, if any, as to which the title insurer commits to extend insurance in the manner specified in paragraph 7. All parties shall execute an "ALTA Loan and Extended Coverage Owner's Policy Statement" and such other documents as are customary or required by the issuer of the commitment for title insurance.

Initial

	DS MS
	DS BS

UNOFFICIAL COPY

9. PRORATIONS: Real estate taxes at 100% of the most recent ascertainable taxes, associations assessments and if final meter readings cannot be obtained, water and other utilities shall be adjusted ratably as of the date of final closing. Seller shall pay the 2019 & 2020 property taxes.

10. ESCROW CLOSING: At the election of Seller or Buyer, upon notice to the other party not less than five (5) days prior to the date of the final closing, this transaction or the conveyance contemplated hereby shall be made through escrow with a title company, bank or other institution or an attorney licensed to do business or to practice in the State of Illinois in accordance with the general provisions of an escrow trust covering articles of agreement for deed consistent with the terms of this Agreement. Upon creation of such an escrow, anything in this Agreement to the contrary notwithstanding, installments or payments due thereafter and delivery of the Deed shall be made through escrow. The cost of the escrow shall be divided equally between the parties.

11. SELLER'S REPRESENTATIONS:

(a) Seller expressly warrants to Buyer that Seller has received no notice of any building code violations against the building.


(b) At the time of initial closing Seller shall deliver to Purchaser (a) a complete set of keys to the Property, (b) a letter signed by Seller informing the tenants of the sale of the building and directing them to pay future rent to Purchaser, (c) a letter signed by Seller terminating the Property custodian including terminating the rent free arrangement for the custodian apartment, and (d) a letter signed by Seller assigning to Purchaser any and all service contracts affecting the property.

IN THE ABSENCE OF WRITTEN NOTICE OF ANY DEFICIENCY FROM THE BUYER PRIOR TO THE DATE SPECIFIED FOR INITIAL CLOSING IT SHALL BE CONCLUDED THAT THE CONDITION OF THE ABOVE EQUIPMENT IS SATISFACTORY TO THE BUYER AND THE SELLER SHALL HAVE NO FURTHER RESPONSIBILITY WITH REFERENCE THERETO.

12. FIXTURES AND EQUIPMENT; At the time of delivery of possession of the premises to Buyer, buyer shall receive possession of the personal property to be sold to buyer pursuant to the terms of this Agreement as well as of the fixtures and equipment permanently attached to the improvements on the premises, but until payment in full of the purchase price is made, none of such personal property, fixtures or equipment shall be removed from the premises without the prior written consent of the Seller.

13. INSURANCE; Buyer shall provide evidence of same at time of closing.

Initial



DS
MS

DS
BS

UNOFFICIAL COPY

-4-

(a) Buyer shall from and after the time specified in paragraph 4 for possession keep insured against loss or damage by fire or other casualty, the improvements now and hereafter erected on premises with a company, or companies, reasonably acceptable to Seller in policies conforming to Insurance Service Bureau Homeowners Form 3 ("H.O.3") and also, flood insurance where applicable, with coverage not less than the balance of the purchase price hereof (except that if the full insurable value of such improvements is less than the balance of the purchase price, then at such full value) for the benefit of the parties hereto and the interest of any mortgagee or trustee, if any, as their interests may appear. Further, Seller shall show evidence of liability insurance satisfactory to Purchaser. All insurance policies shall name Buyer as an insured along with Buyer's mortgagee, the Seller.

(b) In the case of loss or damage to such improvements, whether before or after possession is given hereunder, any insurance proceeds to which either or both of the parties hereto shall be entitled on account thereof, shall be used (i) in the event the insurance proceeds are sufficient to fully reconstruct or restore such improvements, to pay for the restoration or reconstruction of such damaged or lost improvement, or (ii) in the event the insurance proceeds are not sufficient to fully reconstruct or restore such improvements, then the proceeds of insurance shall be applied to the unpaid balance of purchase price.

14. TAXES AND CHARGES: It shall be Buyer's obligation to pay at Buyer's expense immediately when due and payable and prior to the date when the same shall become delinquent all general and special taxes, special assessments, water charges, sewer service charges and other taxes, fees, liens, homeowners association assessments and charges now or hereafter levied or assessed or charged against the premises or any part thereof or any improvement thereon, including those heretofore due and to furnish Seller with the original or duplicate receipts therefore, pursuant to the terms of property tax proration agreement.



15. BUYER'S INTEREST:

(a) No right, title or interest, legal or equitable, in the premises described herein, or any part thereof, shall vest in the Buyer until the Deed, as herein provided, shall be delivered to the Buyer.

(b) In the event of the termination of this Agreement by lapse of time, forfeiture or otherwise, all improvements, whether finished or unfinished, whether installed or constructed on or about said premises by the Buyer or other shall belong to and become the property of the Seller without liability or obligation on Seller's part to account to Buyer therefore or for any part thereof. Provided however, in the event of forfeiture herein, and to the extent that Purchaser can reasonably demonstrate the costs of improvements, then said costs shall be reimbursed to Purchaser upon the sale of the building by the Seller, provided however, any amount due and owing to Seller, including but not limited to principal, interest, legal fees and costs, etc., must be first paid in full prior to Purchaser obtaining any credit for said improvement.

16. LIENS: Buyer shall not permit a mechanic's judgment or other lien to attach to the premises.

Initial

	DS MS
	DS BS

-5-

UNOFFICIAL COPY

17. PERFORMANCE:

(a) If Buyer (1) defaults by failing to pay when due any single installment or payment required to be made to Seller under the terms of this Agreement and such default is not cured within thirty (30) days of written notice to Buyer; or (2) defaults in the performance of any other covenant or agreement hereof and such default is not cured by Buyer within (30) days after written notice to Buyer (unless the default involves a dangerous condition which shall be cured forthwith); Seller may treat such a default as a breach of this Agreement and Seller shall have any one or more of the following remedies in addition to all other rights and remedies provided at law or in equity: (i) maintain an action for any unpaid installment; (ii) declare the entire balance due and maintain an action for such amount; (iii) forfeit the Buyer's interest under this Agreement and retain all sums paid as liquidated damages in full satisfaction of any claim against Buyer, and upon Buyer's failure to surrender possession, maintain an action for possession under the Forcible Entry and Detainer Act, subject to the rights of Buyer to reinstate as provided in that Act.

(b) As additional security in the event of default, Buyer assigns to Seller all unpaid rents, and all rents which accrue thereafter, and in addition to the remedies provided above and in conjunction with any one of them, Seller may collect any rent due and owing and may seek the appointment of a receiver.

(c) If default is based upon the failure to pay taxes, assessments, insurance or liens, Seller may elect to make such payments and add the amount to the principal balance due, which amounts shall become immediately due and payable by Buyer to Seller.

18. CALCULATION OF INTEREST: Interest for each month shall be added to the unpaid balance on the first day of each month at the rate of one-twelfth of the annual interest rate and shall be calculated upon the unpaid balance due as of the last day of the preceding month based upon a 360 day year.

19. ASSIGNMENT: Except for the leasing of the apartments and commercial space, the Buyer shall not transfer, pledge or assign this Agreement, or any interest herein or hereunder nor shall the Buyer lease or sublet in substantial part, the premises, or any part thereof. This paragraph does not preclude the Buyer from selling the building during the pendency of this Agreement. Any violation or breach or attempted violation or breach of the provision of this paragraph by Buyer, or any acts inconsistent herewith, shall vest no right, title or interest herein or hereunder, or in the said premises in any such transferee, pledgee, assignee, lessee, or sub-lessee, but Seller may invoke the provisions of this Agreement relating to forfeiture hereof.

20. FINAL CLOSING: Buyer shall be entitled to delivery of the Deed of conveyance aforesaid and a Bill of Sale to the personal Property to be transferred to under this Agreement at any time upon payment of all amounts due hereunder in the form of cash or cashier's or certified check made payable to Seller, which amount shall be without premium or penalty. At the time Buyer provides notice to Seller that he is prepared to prepay all amounts due hereunder, Seller forthwith either shall produce and record at his expense a release deed for the prior mortgage, or obtain a currently dated loan repayment letter reflecting the amount necessary to discharge, and release the

Initial

MS
BS

DS
MS
DS
BS

UNOFFICIAL COPY

-6-

prior mortgage. Seller shall have the right to repay and discharge such prior mortgage in whole or in part from sums due hereunder from Buyer. The repayment of the prior mortgage shall be supervised and administered by Buyer's mortgage lender, if any. Upon repayment of the prior mortgage, Seller shall receive the canceled note and a release deed in a form satisfactory for recording shall be delivered to Buyer. In the event Buyer does not have a mortgage lender, then the delivery of the canceled note to Seller shall be simultaneous with the delivery of the Deed from Seller to Buyer, and to facilitate the delivery of documents and the payment of the prior mortgage and the balance of the amount due hereunder, the parties agree to complete such exchange at the offices of the holder of the note secured by prior mortgage. At the time of the delivery of the Deed, Buyer and Seller shall execute and furnish such real estate transfer declarations as may be required to comply with State, County, or local law. Seller shall pay the amount of any stamp tax then imposed by State or County law on the transfer of title to buyer, and Buyer shall pay any such stamp tax and meet other requirements as then may be established by any local ordinance with regard to the transfer of title to Buyer unless otherwise provided in the local ordinance. Buyer shall not use seller to procure future financing on this property.

21. TITLE IN TRUST:

(a) In the event that title to the premises is held in or conveyed into a trust prior to the initial closing, it shall be conveyed to Buyer when and if appropriate under the terms of this Agreement in accordance with the provisions of paragraph 2, except that the conveyance shall be by Trustee's Deed. In such case, the names and addresses of each and every beneficiary of and person with a power to direct the Title Holder is attached hereto and by this reference incorporated herein as Exhibit C.


(b) The beneficiary or beneficiaries of and the person or persons with the power to direct the Trustee shall cumulatively be deemed jointly and severally to have all of the rights, benefits, obligations and duties by the Seller to be enjoyed or performed hereunder and such person or persons with the power to direct the Trustee jointly and severally agree to direct the trustee to perform such obligations and duties as such persons or the beneficiaries may not under the terms of the Trust Agreement do or perform themselves directly.

(c) If, at the time of execution of this Agreement, title to the premises is not held in a trust, Seller agrees that upon the written request of the Buyer any time prior to the final closing, Seller shall convey title into a trust and comply with subparagraphs (a) and (b) of this paragraph 23.

22. RECORDING: The parties may record this Agreement or a memorandum thereon at Buyer's expense.

23. RIDERS: The provision contained in any rider attached hereto are and for all purposes shall be deemed to be part of this Agreement as though herein fully set forth.

24. CAPTIONS AND PRONOUNS: The captions and headings of the various sections or paragraphs of this Agreement are for the convenience only, and are not to be construed as confining or limiting in any way the scope or intent of the provisions hereof. Whenever the context requires or permits, the singular shall include the plural, the plural shall include the singular and the masculine, feminine and neuter shall be freely interchangeable.

Initial 
 DS
 MS
 BS

UNOFFICIAL COPY

25. PROVISIONS SEVERABLE: The unenforceability or invalidity of any provision or provisions hereof shall not render any other provision or provisions herein contained unenforceable or invalid.

26. BINDING ON HEIRS, TIME OF ESSENCE: This Agreement shall inure to the benefit of and be binding upon heirs, executors, administrators, successors, and assigns of the Seller and Buyer. Time is of the essence of this Agreement.

27. JOINT AND SEVERAL OBLIGATIONS: The obligations of two or more personal designated "Seller" or "Buyer" in this Agreement shall be joint and several, and in such case each hereby authorizes the other or others of the same designation as his or her attorney-in-fact to do or perform any act or agreement with respect to this Agreement or the premises.

28. NOT BINDING UNTIL SIGNED: A duplicate original of this Agreement duly executed by the seller, shall be delivered to the Buyer or his attorney on or before OCTOBER 28TH, 2020; otherwise at the Buyer's option this Agreement shall become null and void and the earnest money, if any, shall be refunded to the Buyer.


29. REAL ESTATE BROKER: Seller and Buyer represent and warrant that there are no real estate brokers involved in this transaction.

30. NOTICES: All notices and other communications given or made to any party hereto in connection with this Agreement shall be in writing and be sent by hand delivery, postage prepaid U.S. Mail, facsimile transmission, telegraph or telexed to the respective parties as follows:

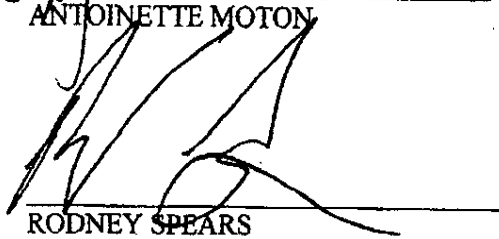
If to Seller:

If to Buyer:


IN WITNESS OF, the parties hereto have hereunto set their hands and seal this 28th day of October, 2020.

BUYER:


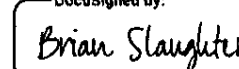
 ANTOINETTE MOTON




 RODNEY SPEARS

SELLER: DocuSigned by:


 MARIE SLAUGHTER-BROWN

DocuSigned by:


 BRIAN SLAUGHTER

 Initial

DS
MS

BS
BS

3156 W. 100th Place
Evergreen Park, IL 60805

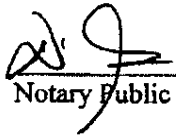
10740 S. Washington #306
Oak Lawn, Illinois
60453-6380

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that, RODNEY SPEARS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 28th day of OCTOBER, 2020


Notary Public

Commission expires 10/17/2021



Property of Cook County Clerk's Office

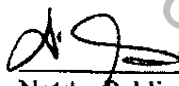
Initial

DS
MS
BS

UNOFFICIAL COPY

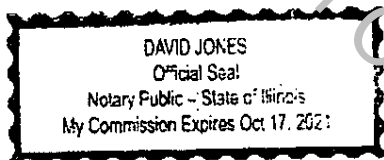
STATE OF ILLINOIS)
) SS.
 COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that, MARIE SLAUGHTER-BROWN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 28th day of OCTOBER, 2020


 Notary Public

Commission expires 10/17/2021



Initial

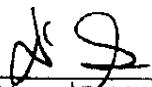
	ds
	MS
	ds
	BS

UNOFFICIAL COPY

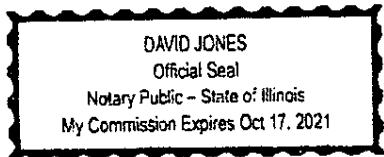
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that, BRIAN SLAUGHTER, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 28th day of October, 2020


Notary Public

Commission expires 10/17/2021



Property of Cook County Clerk's Office

Initial

DS
MS
BS

UNOFFICIAL COPY

LAND TRUST NO. 8265

10740 S. WASHINGTON STREET UNIT #306
OAK LAWN, IL 60453

LEGAL DESCRIPTION

PARCEL 1: UNIT 10740-306 IN EAGLE RIDGE II CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PART OF LOT 1 IN EAGLE RIDGE SUBDIVISION PHASE ONE BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT #0020706443; TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE 'V' AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #0020706443.

PERMANENT INDEX NUMBER: 24-16-301-047-1034

ADDRESS OF REAL ESTATE : 10740 S. WASHINGTON UNIT #306, OAK LAWN,
ILLINOIS 60453

UNOFFICIAL COPY

AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I JUAN PADILLA, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

ARTICLES OF AGREEMENT FOR DEED

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

MARIE SLAUGHTER BROWN & BRIAN SLAUGHTER

(print name(s) of executor/grantor)

ANTOINETTE MOTON AND RODNEY SPEARS

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

AGENT

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Juan Padilla

Affiant's Signature Above

1/5/21

Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

1/5/21

Date Document Subscribed & Sworn Before Me

[Signature]

Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.